

110TH CONGRESS
1ST SESSION

S. 1552

To authorize the Administrator of General Services to convey a parcel of real property to the Alaska Railroad Corporation.

IN THE SENATE OF THE UNITED STATES

JUNE 5, 2007

Ms. MURKOWSKI introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

A BILL

To authorize the Administrator of General Services to convey a parcel of real property to the Alaska Railroad Corporation.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. CONVEYANCE OF GSA FLEET MANAGEMENT**
4 **CENTER TO ALASKA RAILROAD CORPORA-**
5 **TION.**

6 (a) IN GENERAL.—Subject to the requirements of
7 this section, the Administrator of General Services shall
8 convey, not later than 2 years after the date of enactment
9 of this Act, by quitclaim deed, to the Alaska Railroad Cor-
10 poration, an entity of the State of Alaska (in this section

1 referred to as the “Corporation”), all right, title, and in-
 2 terest of the United States in and to the parcel of real
 3 property described in subsection (b), known as the GSA
 4 Fleet Management Center.

5 (b) GSA FLEET MANAGEMENT CENTER.—The par-
 6 cel to be conveyed under subsection (a) is the parcel lo-
 7 cated at the intersection of 2nd Avenue and Christensen
 8 Avenue in Anchorage, Alaska, consisting of approximately
 9 78,000 square feet of land and the improvements thereon.

10 (c) CONSIDERATION.—

11 (1) IN GENERAL.—As consideration for the par-
 12 cel to be conveyed under subsection (a), the Admin-
 13 istrator shall require the Corporation to—

14 (A) convey replacement property in accord-
 15 ance with paragraph (2); or

16 (B) pay the purchase price for the parcel
 17 in accordance with paragraph (3).

18 (2) REPLACEMENT PROPERTY.—If the Admin-
 19 istrator requires the Corporation to provide consider-
 20 ation under paragraph (1)(A), the Corporation
 21 shall—

22 (A) convey, and pay the cost of conveying,
 23 to the United States, acting by and through the
 24 Administrator, fee simple title to real property,
 25 including a building, that the Administrator de-

1 termines to be suitable as a replacement facility
2 for the parcel to be conveyed under subsection
3 (a); and

4 (B) provide such other consideration as the
5 Administrator and the Corporation may agree,
6 including payment of the costs of relocating the
7 occupants vacating the parcel to be conveyed
8 under subsection (a).

9 (3) PURCHASE PRICE.—If the Administrator re-
10 quires the Corporation to provide consideration
11 under paragraph (1)(B), the Corporation shall pay
12 to the Administrator the fair market value of the
13 parcel to be conveyed under subsection (a) based on
14 its highest and best use as determined by an inde-
15 pendent appraisal commissioned by the Adminis-
16 trator and paid for by the Corporation.

17 (d) APPRAISAL.—In the case of an appraisal under
18 subsection (c)(3)—

19 (1) the appraisal shall be performed by an ap-
20 praiser mutually acceptable to the Administrator
21 and the Corporation; and

22 (2) the assumptions, scope of work, and other
23 terms and conditions related to the appraisal assign-
24 ment shall be mutually acceptable to the Adminis-
25 trator and the Corporation.

1 (e) PROCEEDS.—

2 (1) DEPOSIT.—Any proceeds received under
3 subsection (c) shall be paid into the Federal Build-
4 ings Fund established under section 592 of title 40,
5 United States Code.

6 (2) EXPENDITURE.—Amounts paid into the
7 Federal Buildings Fund under paragraph (1) shall
8 be available to the Administrator upon deposit for
9 expenditure for any lawful purpose consistent with
10 existing authorities granted to the Administrator;
11 except that the Administrator shall provide to the
12 Committee on Transportation and Infrastructure of
13 the House of Representatives and the Committee on
14 Environment and Public Works of the Senate 30
15 days advance written notice of any expenditure of
16 the proceeds.

17 (f) ADDITIONAL TERMS AND CONDITIONS.—The Ad-
18 ministrator may require such additional terms and condi-
19 tions to the conveyance under subsection (a) as the Ad-
20 ministrator considers appropriate to protect the interests
21 of the United States.

22 (g) DESCRIPTION OF PROPERTY AND SURVEY.—The
23 exact acreage and legal description of the parcels to be
24 conveyed under subsections (a) and (c)(2) shall be deter-

- 1 mined by surveys satisfactory to the Administrator and
- 2 the Corporation.

